

154.0

0003

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

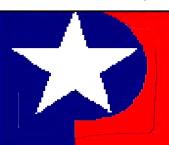
Total Card / Total Parcel

890,100 / 890,100

APPRAISED: 890,100 / 890,100

USE VALUE: 890,100 / 890,100

ASSESSED: 890,100 / 890,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
27		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BIRDSEY-BENSON AMANDA &	
Owner 2: BENSON MICAH	
Owner 3:	

Street 1: 27 GLENBURN ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PIGOTT CHARLES A JR -

Owner 2: PIGOTT ERIN M -

Street 1: 27 GLENBURN ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 2298 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5000.000		433,500		600		456,000		890,100							

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH											
Type: 97 - Tudor	2A - 2 Sty +Attic	(Liv) Units: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:				SFL FFL 16										
(Liv) Units: 1 Total: 1			3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:														
Foundation: 3 - BrickorStone			1/2 Bath:	Rating:	A HBth:	Rating:														
Frame: 1 - Wood			OthrFix:	Rating:																
Prime Wall: 1 - Wood Shingle																				
Sec Wall: 16 - Stone Vene 5%																				
Roof Struct: 1 - Gable																				
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Good	A Kits:	Rating:														
Color: GREEN			Fpl: 2	Rating: Average	WSFlue:	Rating:														
View / Desir:																				
GENERAL INFORMATION						RESIDENTIAL GRID														
Grade: C - Average						1st Res Grid Desc: Line 1 # Units: 1														
Year Blt: 1935		Eff Yr Blt:		Level		FY LR DR D K FR RR BR FB HB L O														
Alt LUC:		Alt %:		Other																
Jurisdct: G19		Fact: .		Upper																
Const Mod:				Lvl 2																
Lump Sum Adj:				Lvl 1																
Total Units:				Lower																
Floor:				Totals		RMs: 7	BRs: 4	Baths: 2	HB											
CONDOS INFORMATION						REMODELING			RES BREAKDOWN											
Location:						Exterior:	No Unit	RMS	BRs	FL										
Total Units:						Interior:	1	7	4	M										
Floor:						Additions:														
% Own:						Kitchen:														
Name:						Baths:														
Override:						Plumbing:														
Total: 10.8 %						Electric:														
Partition: T - Typical						Heating:														
Prim Floors: 3 - Hardwood						General:														
Sec Floors: 4 - Carpet 10 %						Totals														
Bsmnt Flr: 12 - Concrete						1	7	4												
Subfloor:																				
Bsmnt Gar: 1																				
Electric: 3 - Typical																				
Insulation: 3 - Typical																				
Int vs Ext: S																				
Heat Fuel: 2 - Gas																				
Heat Type: 5 - Steam																				
# Heat Sys: 1	% AC: 100	NBHD Inf: 1.00000000	CALC SUMMARY			COMPARABLE SALES			SUB AREA											
% Heated: 100	NBHD Mod:		Basic \$ / SQ: 125.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Solar HW: NO	LUC Factor: 1.00		Size Adj.: 1.15170813						FFL	First Floor	1,076	149.710	161,089	BMT	100	RRM	25			
% Com Wall	Adj Total: 485941		Const Adj.: 1.03992450						SFL	Second Floor	991	149.710	148,341	SFL	95					
% Sprinkled:		Depreciation: 52482	Adj \$ / SQ: 149.711						BMT	Basement	820	52.210	42,814							
Depreciated Total: 433459		NBHD Inf: 1.00000000			Other Features: 118306	WtAv\$/SQ:	AvRate:	Ind.Val	UAT	Upper Attic	192	59.880	11,498							
		NBHD Mod:			Grade Factor: 1.00	Juris. Factor: 1.00	Before Depr: 149.71	HST	Half Story	26	149.710	3,892								
		LUC Factor: 1.00			Special Features: 0	Val/Su Net: 139.61	Net Sketched Area: 3,105			Total: 367,634										
		Adj Total: 485941			Final Total: 433500	Val/Su SzAd: 207.13	Size Ad: 2092.8499	Gross Are: 3759	FinArea: 2298											
MOBILE HOME						Make:	Model:	Serial #:	Year:	Color:	IMAGE									
SPEC FEATURES/YARD ITEMS						PARCEL ID 154.0-0003-0016.0						AssessPro Patriot Properties, Inc								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	10X14	A	AV	2000	4.93	T	15.2	101			600		600			
More: N						Total Yard Items: 600			Total Special Features: 600			Total: 600								